



Los Angeles County
Department of Regional Planning

Richard J. Bruckner, Director

320 West Temple St, Los Angeles, 90012 (213) 974-6433 Fax: (213) 626-0434 http://planning.lacounty.gov



SUBDIVISION COMMITTEE MEETING REPORT

Planner:	<u>Josh Huntington</u>	E-mail:	<u>jhuntington@planning.lacounty.gov</u>
Subdivision Committee Date:	<u>8-23-12</u>	Map Date:	<u>7-26-12</u>
Tract Map No:	<u>071735</u>	Project No:	<u>TR071735</u>
Zoned District:	<u>The Malibu</u>	Community:	<u>Malibu</u>
Supervisory District:	<u>Third</u>	APN No.:	<u>2058-015-003, 2058-015-013, . . .</u>

Map Stage: ☒ Tentative ☐ Initial ☒ 1st Revision Received ☐ Amendment ☐ __ Revised

TR071735: TO CREATE 29 NONRESIDENTIAL LOTS INCLUDING TWO GOLF COURSE LOTS, ONE PRO SHOP/MAINTENANCE FACILITY/CLUBHOUSE LOT, ONE GUEST BUNGALOWS LOT, ONE INSTITUTE/MEETING ROOMS LOT, ONE PROJECT ENTRY LOT, AND 23 OPEN SPACE LOTS ON 650 ACRES.

CUP201100122: THE APPLICANT REQUESTS A CONDITIONAL USE PERMIT:

- Proposal:
- TO DEVELOP THE MALIBU INSTITUTE – A SPORTS-ORIENTED EDUCATIONAL RETREAT AFFILIATED WITH USC WHICH INCLUDES EDUCATIONAL AND MEETING FACILITIES, OVERNIGHT VISITOR-SERVING ACCOMMODATIONS IN 40 BUNGALOWS, A WAREHOUSE, A CART STORAGE BUILDING, A CLUBHOUSE WITH SPA AND POOL, A PRO SHOP, A MAINTENANCE BUILDING, AND A **RESTAURANT/BAR/COCKTAIL LOUNGE?**;
 - TO DEVELOP A REDESIGNED 18-HOLE GOLF COURSE;
 - TO ALLOW THE CONTINUED SALE OF ALCOHOLIC BEVERAGES FOR ON-SITE CONSUMPTION;
 - TO ALLOW ON-SITE GRADING IN EXCESS OF 100,000 CUBIC YARDS (240,000 CY TOTAL);
 - TO ALLOW CONTINUED USE AND OPERATION OF A HELIPAD IN A R-R ZONE; AND
 - TO CONSTRUCT AND USE AN APPROXIMATELY 1,000,000 GALLON WATER TANK AND ASSOCIATED WATER LINE TO REPLACE THE EXISTING 100,000 GALLON WATER TANK ON THE PROPERTY.
 - **TO ALLOW CARETAKER DWELLING UNITS?**

PKP201100005: THE APPLICANT REQUESTS A PARKING PERMIT TO ALLOW THE USE OF 387 SHARED PARKING SPACES BETWEEN LOTS.

Location: 901 ENCINAL CANYON ROAD, MALIBU, CALIFORNIA 90265

- ☐ This application is deemed complete.
- ☒ This application is deemed incomplete. This application shall be deemed complete upon the submission and satisfactory review of the requested information and clearance of the holds in this report.
- ☐ This application is recommended for denial.

TIME EXTENSION 1 Year

HOLDS:

- | | | | |
|--|---|---|---|
| <input checked="" type="checkbox"/> Drainage Concept | <input checked="" type="checkbox"/> Geologic Report | <input checked="" type="checkbox"/> Soils Report | <input checked="" type="checkbox"/> SUSMP and LID |
| <input type="checkbox"/> Traffic Study | <input checked="" type="checkbox"/> Fire Dept. | <input type="checkbox"/> Parks & Recreation | <input checked="" type="checkbox"/> Public Health |
| <input checked="" type="checkbox"/> Environmental | <input checked="" type="checkbox"/> Community Plan | <input type="checkbox"/> Revised Slope Map | <input checked="" type="checkbox"/> Plan Amendment |
| <input type="checkbox"/> Zone Change | <input checked="" type="checkbox"/> CUP | <input type="checkbox"/> Oak Tree Permit | <input type="checkbox"/> CSD |
| <input type="checkbox"/> Proof of Legal Access | <input checked="" type="checkbox"/> Revised Tentative Map | <input checked="" type="checkbox"/> Revised Exhibit "A" Map | <input checked="" type="checkbox"/> Revised Application |
| <input checked="" type="checkbox"/> Other: Public Works (other holds) | <input type="checkbox"/> Other | | |
| <input checked="" type="checkbox"/> Reschedule for Subdivision Committee | | <input type="checkbox"/> Schedule for Subdivision Committee Reports | |

☒ Resubmit **9 folded** copies of the Tentative Map, Exhibit Map and a **cover letter** outlining all changes made to the map.

ENVIRONMENTAL REVIEW (213) 974-6433

☒ **HOLD – Initial Study fee is owed: \$2,663 (\$2,966 - \$303 fee paid)**

☐ Categorical Exemption

☐ Negative Declaration

☐ Pending Draft EIR + Agency review

Planner: **Josh Huntington, AICP**

☒ Pending Initial Study review

☐ Mitigated Negative Declaration

GENERAL PLAN

☒ **HOLD: More information is required for a determination of consistency.**

Land Use Category (Land Use Element)

Countywide General Plan: **N/A**

Community or Specific Plan: **M2 (Mountain Land – 1 DU / 20 AC), 3 (Rural Land – 1 DU / 10 AC), 4 (Rural Land – 1 DU / 5 AC), and 5 (Rural Land – 1 DU / 2 AC)**

☐ Altadena Community Plan

☐ East Los Angeles Community Plan

☐ Rowland Heights Community Plan

☐ W. Athens - Westmont Community Plan

☐ Antelope Valley Area Plan

☐ Hacienda Heights Community Plan

☐ Santa Clarita Valley Area Plan

☐ Walnut Park Neighborhood Plan

☐ Catalina Island Land Use Plan

☐ Marina Del Rey Land Use Plan

☒ Santa Monica Mtns. North Area Plan

☒ Malibu Local Coastal Plan

Maximum Density (not automatic): **N/A**

Proposed Density: **N/A**

Plan Highways: _____

☐ Significant Ecological Area (Conservation and Open Space Element). CUP and SEATAC review required.

SEA: **Buffer 3A (Zuma Canyon). No development proposed in or near the buffer.**

Burden of Proof: ☐ Satisfactory. ☐ Additional information required: _____

☐ Hillside Project (Land Use Element)

☐ Urban

☐ Non-Urban

_____ % Open Space Requirement

☐ Submit a slope map and calculations

0-24.99% slope: _____ 25-49.99% slope: _____ 50% slope: _____

Low Density Threshold: _____ Midpoint Threshold: _____ Maximum Density: _____

Proposed Density: _____

Hillside CUP: ☐ Required ☐ Not required ☐ Not required: Building restriction on slopes > 25%

Proposed Open Space: _____ Public parks _____ Private parks _____ Private yards _____

_____ Landscaped areas, slopes, walkways _____ Undisturbed natural areas

Burden of Proof: ☐ Satisfactory. ☐ Additional information required: _____

☐ Infill Project (Land Use Element): Request increase by _____ land use category(ies).

Surrounding land use category: _____ Surrounding density: _____

Burden of Proof: ☐ Satisfactory. ☐ Additional information required: _____

☐ Plan Amendment: _____

Burden of Proof: ☐ Satisfactory. ☐ Additional information required: _____

The proposed plan amendment must be recommended to the Board of Supervisors by the Regional Planning Commission prior to or concurrent with tentative map approval.

General Plan consistency determination: ☒ Pending ☐ Consistent ☐ Inconsistent

☒ **Additional information regarding the proposed uses is needed for staff to make a determination of the consistency with the Malibu Local Coastal Plan. Provide view analyses of the proposed development from Mulholland Hwy, and from any public road or trail from which this proposed development would be visible. These view analyses are also required to prepare the initial study.**

ZONING

☒ **HOLD**

Current Zoning: **A-1-1 (Light Agricultural – One Acre Minimum Lot Size), A-1-20 (Light Agricultural – Ten Acre Minimum Lot Size), R-R-1 (Resort and Recreation – One Acre Minimum Lot Size), RPD-5-0.2-DP (Residential Planned Development)**

☐ Zone Change Proposed Zoning: _____
Surrounding zoning: _____ Surrounding land uses: _____

Burden of Proof: ☐ Satisfactory. ☐ Additional information required: _____

The proposed zone change must be recommended to the Board of Supervisors by the Regional Planning Commission prior to or concurrent with tentative map approval.

☒ Conditional Use Permit: **See Page 1 for proposed uses.**

☐ Submit an Exhibit “A” (9 copies) showing: _____

Burden of Proof: ☐ Satisfactory. ☒ Additional information required: Additional information required

☒ for ERB review.

☐ Oak Tree Permit: _____ Proposed removals: _____ Proposed encroachments: _____

☐ Sent Oak Tree Report to Forester on: _____

Burden of Proof: ☐ Satisfactory. ☐ Additional information required: _____

☒ Community Standards District: **Santa Monica Mountains North Area CSD**

☒ Any zoning violations discovered on the property may affect the scheduling of a public hearing pursuant to the “Clean Hands” provisions of the County Code in Section 22.04.110.

Clearly delineate all zones, all plan categories, the Malibu Coastal Zone, and the Santa Monica Mountains North Area on the Tentative Map. Without this information, staff cannot complete the review of the proposed uses. This can be a separate exhibit, if necessary. (2nd request)

☒ **Some proposed uses cannot be principle uses in the zones where they are proposed. These include: parking lot on Lot 25; maintenance building, pro shop, and clubhouse on lot 22; caretakers units on lots 10 and 11, and possibly the warehouses on Lot 24 (are the warehouses accessory to the Malibu Institute use or the golf use?). These accessory uses should be proposed on the same lot as the principle uses that they support. Adjust the proposed property lines or move these uses such that the accessory uses are on the same lot as the principle uses. If this is not possible, lot tie covenants will be required to permanently tie these lots together.**

SEATAC review is not required. but ERB review is required.

IMPROVEMENTS

☐ **HOLD**

☐ Section 21.32.040: 20-acre parcels; No improvements required.

☐ Section 21.32.040: 10-acre parcels & A-1, A-2, D-2 Zones; No improvements required except for road grading on sloping terrain (unless all lots abutting the road are zoned for a 10-acre minimum lot size).

☐ Section 21.32.050: Minor land division; No improvements required since the existing systems and improvements adequately serve the subdivision and adjacent developed parcels.

☐ Section 21.32.060: Minor land division; No improvements required since all lots are ≥ 5 acres and the zoning is agricultural, residential, or desert/mountain.

☐ Section 21.32.080: No street improvements required except grading since all lots are ≥ 2.5 acres, at least 75% of the property has a slope ≤ 3%, and the property is in a non-urban category and single-family residential, agricultural, or desert/mountain zone.

☐ Section 21.32.060: The following note shall be placed all parcels maps with ≥ 5 acre lot sizes: “ Further division of this property below 5 acres will require standard improvements to be completed as a condition of approval. The improvements will include but not be limited to providing access, installation of water mains, appurtenances and fire hydrants, conformance to standard Los Angeles County development standards.”

ACCESS

☐ **HOLD**

Primary access is: Encinal Canyon Road Secondary access is: NONE

- ☐ Section 21.40.120: Provide proof of legal access prior to tentative map approval and delineate on final map.
- ☐ Provide proof of off-site access prior to tentative map approval and delineate on final map.
- ☐ Provide a minimum _____ feet of paved access to the satisfaction of Regional Planning.
- ☐ Tract/Parcel Map _____ must record first.
- ☐ A private driveway/ingress-egress easement is to be provided in lieu of required street access.
- ☐ Section 21.24.020: Single Means of Access
- ☐ Pavement width shall be ≥ 20 feet.
- ☐ Access shall serve a maximum of 150 dwelling units unless a second means of access is provided to the satisfaction of Regional Planning and the Fire Department (Not in High Fire Hazard Zone).
- ☐ Access shall serve a maximum of 75 dwelling units unless a second means of access is provided to the satisfaction of Regional Planning and the Fire Department (High Fire Hazard Zone).
- ☐ Access shall serve a maximum of 300 dwelling units where the restriction to a single means of access shall be removed through future development.
- ☐ If pavement width on the single means of access is < 36 feet and will not to be widened to ≥ 36 feet as part of the subdivision, the permitted number of dwelling units shall be reduced by:
- ☐ 25% if pavement width is ≥ 28 feet. ☐ 50% if pavement is < 28 feet.
- ☐ Access may serve a maximum of 600 dwelling units if pavement width on the single means of access is ≥ 64 feet and the restriction to a single means of access will be removed through future development.
- ☐ Section 21.24.030: Fire department denial of cul-de-sac design or single means of access due to location in high fire hazard area and hindrance to public evacuation and fire-fighting and emergency equipment.
- ☐ Section 21.24.040: Modification to access requirement requested. ☐ Granted. ☐ Not granted.
- ☐ Provide tap street(s) to: _____

STREETS

☐ **HOLD**

- ☒ Section 21.28.080: Show the following street(s) as dedicated street(s) on the final map:
Mulholland HWY, Encinal Canyon RD

Sections 21.24.120 and 21.24.060: Private and future streets.

- ☐ Show the following street(s) as private streets on the final map:

- ☐ Dedicate an easement to public utilities and the public for ingress and egress over the future street(s).
- ☐ Dedicate _____ feet additional future street right-of-way on: _____
- ☐ Provide for the ownership of the private and future streets:
- ☐ Show lot lines to the centerline of the private and future streets.
- ☐ Show the following streets as lots on the final map.
- ☐ Provide for the maintenance of the private and future streets by a:
- ☐ Homeowners Association. Submit a copy of the CC&Rs to Planning prior to final map approval.
- ☐ Maintenance Agreement. Submit a copy to Planning prior to final map approval.
- ☐ Section 21.24.090: Right-of-way modification requested.
- ☐ Granted. Required width of _____ feet from centerline granted to permit _____ feet from centerline, but in no case shall the minimum right-of-way be < 40 feet, except for alleys.
- ☐ Not granted.
- ☐ Section 21.24.090: Alternate cross section requested.
- ☐ Granted.
- ☐ Not granted because it would not be in keeping with the design of adjoining highways or streets.
- ☐ Section 21.24.100: Street grade is $> 6\%$. Modification is requested.
- ☐ Modification granted for street grade to be $> 6\%$ but $\leq 10\%$ on portions of the following streets, with final determinations made by DPW. _____
- ☐ Street grade modification granted to be $> 10\%$, but not $> _____\%$ on portions of the following streets, with final determinations made by DPW. _____
- ☐ Section 21.24.150: For property abutting a major or secondary highway: _____

- ☐ Service road or local street is required.
☐ Alley is required instead of a service road or local street.
☐ Service road, local street, and alley requirement is waived.
☐ Section 21.24.160: Alley is required for multiple residential use, commercial use or _____
☐ Section 21.24.180. Turnarounds.
☐ Required at intermediate points on cul-de-sacs > 700 feet in length.
☐ Required on local streets where the distance between intersections is > 2,000 feet.
☐ Required at the end of stub or dead-end streets
☐ Section 21.24.190: Cul-de-sacs.
☐ Maximum of 500 feet in length for industrial or commercial uses.
☐ Maximum of 700 feet in length for residential uses with a density > 4 dwelling units per acre.
☐ Maximum of 1,000 feet in length for residential uses with a density ≤ 4 dwelling units per acre.
☐ Maximum cul-de-sac length: _____
☐ Section 21.24.040: Modification to cul-de-sac requirements requested.
☐ Granted. Modify length to: _____ ☐ Not granted.
☐ Section 21.24.210: Transverse pedestrian way with a grade ≤ 30% required through middle of each block > 700 feet in length.
☐ Section 21.24.220: Dedication required for fire protection access easement ≥ 15 feet width from the public highway to the boundary of the subdivision.
☐ Section 21.24.230: Collector streets required on all section lines and quarter-section lines in the Antelope Valley, except on lines designated as highways on the Highway Plan.
☐ Section 21.24.400: Street improvement required for existing road with insufficient improvements.
☐ Section 21.24.400: Reconstruction of existing street improvements required to connect to existing dead-end or cul-de-sac street in which a turnaround is installed.
☐ Section 21.32.080: Rural street section & inverted shoulder allowed since all lots are ≥ 20,000 ft² and curbs and gutters are not necessary for drainage purposes or to maintain the existing neighborhood pattern.
☐ Section 21.32.150: Waive street lights since lots are ≥ 40,000 sq ft. _____
☐ Section 21.32.160: Street tree planting required.
☐ Section 21.32.180: Sidewalks ≥ 4 feet wide required on both sides of entrance, collector, loop, interior and cul-de-sac streets, along one side of service roads adjacent to abutting lots, and along highways.
☐ Section 21.32.190: Waive sidewalks since lots are ≥ 15,000 sq ft. _____
☐ Section 21.32.200: Pay major thoroughfare and bridge fees: _____
☐ Section 21.32.400: Pay drainage facilities fees: _____
☐ Prepare a feasibility study to Public Works' satisfaction for: _____
☐ Dedicate/offer vehicular access rights on: _____
☐ Dedicate/offer complete access rights + construct a wall ☐ D-65 ☐ Slough on: _____

☐ Homeowners Association to maintain parkway. Submit a copy of the CC&Rs to Regional Planning.

DRIVEWAYS

- ☐ **HOLD**
☐ Show the driveway system and paving widths on the tentative map.
☒ **Construct or bond with Public Works for driveway paving as shown on the tentative map.**
☒ **Label the driveway as "Private Driveway Fire Lane" on the final map.**
☒ **Post the driveway with "No Parking Fire Lane" signs and provide for continued enforcement. Submit of the CC&Rs or maintenance agreement to Regional Planning prior to final map approval.**
☒ **Provide for maintenance of the common driveway by a:**
☐ Homeowners Association.
☒ **Maintenance Agreement.**
☐ Other: _____
☐ Provide reciprocal easements over _____
☐ Show lot lines to the _____
☐ Show as lot(s) on final map.

☐ _____

LOT/BUILDING DESIGN

- ☒ **HOLD**
- ☐ Section 22.52.043: 50 ft minimum average lot width. _____
- ☐ Section 22.52.040: 60 ft minimum average lot width since required area is ≥ 7000 sq ft & located in Lancaster District 31 or Palmdale District 54. _____
- ☐ Section 21.24.300: Provide street frontage \geq average lot width. _____
- ☐ Section 21.24.300: Provide at least 40 feet street frontage on all cul-de-sacs and knuckles. _____
- ☒ Section 21.24.040: Modification to frontage requirements requested. ☐ Granted. ☒ Not granted.
- ☐ Section 21.24.320: Eliminate the flag lots: _____
- ☐ Section 21.24.320: Flag lots shall have paved fee access strips of at least 15 feet in width on single access strips, 20 feet on dual access strips, and 24 feet on three or more access trips. 20% maximum grade.
- Section 21.24.260: Reduced lot area and/or width requested for hillside development.
- ☐ Granted. Maximum 43% of the lots may have $<$ the required area if all lots meet the following:
- ☐ If zoning $< 10,000$ ft²: Minimum lot area: 7000 sq ft. Minimum average width: 60 feet.
 - ☐ If $10,000$ ft² $< 15,000$ ft²: Minimum area: 70% of required area. Minimum average width: 60 feet.
 - ☐ If $15,000$ ft² $< 30,000$ ft²: Minimum area: 70% of required area. Minimum average width: 80 feet.
 - ☐ If $\geq 30,000$ ft²: Minimum area 65% of required area. Minimum average width: 100 feet.
- ☐ Not granted.
- ☐ Section 21.24.310. Eliminate the acute angle point on lots: _____
- ☐ Permission is granted to adjust lot lines to Regional Planning satisfaction.
- ☐ Provide evidence that each lot meets zoning requirements. _____
- ☐ Show the setbacks on the tentative map. _____
- ☐ Setback modification requested.
- ☐ Granted. _____ yard setback is modified to: _____
 - ☐ Not granted.
- ☒ Existing structure(s) shown on lot(s) 11, 28, 24 to remain. Applicant shall prove that their continued existence at the present location is in conformance with the requirements of the Zoning Ordinance.
- ☒ Existing structure(s) shown on lot(s) 22, 24, 10? to be removed. Place a note on the final map and submit a copy of the demolition permit(s) prior to final map approval.
- ☒ **Provide a letter requesting to waive the street frontage requirement. In this letter, provide justification for your requested to waive the street frontage requirement.**

OPEN SPACE

- ☒ **HOLD** _____
- ☒ Dedicate construction rights. LOTS 1-21, 26, 27, and 29
- ☒ Provide for ownership and maintenance by a:
- ☐ Homeowners Association. Submit a copy of the CC&Rs to Planning prior to final map approval.
 - ☒ Other: Maintenance agreement
- ☐ Permission is granted to create additional open space lots to the satisfaction of Regional Planning.
- ☒ Number as lots on the final map.
- ☐ Provide a minimum of 15 feet of access to each lot. _____
- ☐ _____

DEDICATIONS

- ☐ Section 21.28.080: Dedicate easements for: _____
- ☐ Section 21.28.090: Dedicate sewer or storm drain easements and delineate on the map.
- ☐ Section 21.28.100: Dedicate right-of-way for required drainage channel.
- ☐ Section 21.28.110: Subdivision traverses major watercourse, channel, or stream. Dedicate right-of-way for storm drainage purposes.
- ☐ Dedicate secondary residential construction rights over lots having twice the required area. _____

PARKS

- ☐ **HOLD** _____
- ☐ Section 21.24.340: Park space obligation.
- ☐ Sections 21.24.350 and 21.28.120: Local park sites.
- ☐ Section 21.28.130: Private parks.
- ☐ Section 21.28.140: Park fees.
- ☐ Trail requirements. _____

OTHER REQUIREMENTS/COMMENTS

- ☐ **HOLD** _____
- ☒ **Meet requirements of the Zone, Subdivision Ordinance** _____
- ☐ Withdraw and cancel tract/parcel map _____
- ☒ Section 21.38.010 through 21.38.080: Vesting tentative map.
- ☐ Property line returns.
- ☐ Final parcel map waiver requested. ☐ Granted. ☐ Not granted.
- ☒ **California Department of Fish and Game impacts.** The project:
 - ☐ Is *de minimus* in its impact on fish and wildlife. A \$25 processing fee is necessary for the filing and processing of a Notice of Determination in compliance with Public Resources Code Section 21152.
 - ☒ Is not *de minimus* in its impact on fish and wildlife. A fee of **TBD** _____ to the California Department of Fish and Game is necessary pursuant to Section 711.4 of the Fish and Game Code.
- ☒ Submit Affidavit of Acceptance subsequent to conditional use permit approval.
- ☒ Pay Conditional Use Permit Inspection Fees subsequent to conditional use permit approval. **TBD** _____
- ☐ Chapter 22.72: Pay library impact fee prior to issuance of building permits. _____
- ☒ Pay Oak Tree Mitigation and Inspection Fees subsequent to oak tree permit approval.
- ☒ Pay Mitigation Monitoring Program Fee subsequent to project approval. TBD _____
- ☐ Provide slope planting and an irrigation system as required in the grading ordinance.
- ☐ Section 21.32.195: Plant one tree in the front yard of each residential lot.
- ☒ The design of the subdivision provides for future passive or natural heating or cooling opportunities.
- ☐ The site does not contain or front on a public waterway, river, stream, coastline, shoreline, lake, reservoir.
- ☐ _____

RESIDENTIAL PLANNED DEVELOPMENT **N/A**

- ☐ **HOLD** _____
- ☐ Waive the requirement for street frontage. _____
- ☐ Conform to the minimum average lot width requirement approved by the CUP. _____
- ☐ Conform to the minimum street frontage requirement approved by the CUP. _____
- ☐ Conform to the lot area requirements approved by the CUP. _____
- ☐ Provide for the maintenance of the common areas by the Homeowners Association (HOA).
- ☐ Provide an adequate lighting system along all walkways. Provide for maintenance by the HOA.
- ☐ Dedicate construction rights over the common lots. _____

ADDITIONAL COMMENTS AND HOLDS

General Project / Subdivision Holds:

- The incorrect fee (\$303) was charged for the Initial Study Review. The correct fee is \$2,966. Therefore, Staff is now ready to conduct this review once the difference (\$2,663) is paid. This difference can be paid to Gloria Taylor for processing.**
- Additional information regarding the proposed uses is needed for staff to make a determination of the consistency with the Malibu Local Coastal Plan. Please provide view analyses of the proposed development from Mulholland Hwy, and from any public road or trail from which this proposed development would be visible. These view analyses are also required to prepare the initial study.**

General Project / Subdivision Holds (Continued):

3. Some proposed uses cannot be principle uses in the zones where they are proposed. These include: parking lot on Lot 25; maintenance building, pro shop, and clubhouse on lot 22; caretakers units on lots 10 and 11, and possibly the warehouses on Lot 24 (are the warehouses accessory to the Malibu Institute use or the golf use?). These accessory uses should be proposed on the same lot as the principle uses that they support. Adjust the proposed property lines or move these uses such that the accessory uses are on the same lot as the principle uses. If this is not possible, lot tie covenants will be required to permanently tie these lots together.
4. Please submit a letter requesting to waive the street frontage requirement. In this letter, provide justification for your requested to waive the street frontage requirement. This letter can be addressed to the Regional Planning Commission.
5. Submit building permits, assessor's blanks, floor plans, and elevations for all existing structures (to remain AND to be removed) within the property site. Some floor plans and elevations have been submitted, but only for some of the structures (not all). The plans that have been submitted thus far are much more detailed than what staff requires. Only simple floor plans and elevations are required. Electrical plans, plumbing plans, etc. are not necessary for this review – please do not submit these detailed plans for the other existing structures on the property. Staff only requires very basic floor plans and elevations for this review. If it is helpful for the applicant, you are welcome to submit an existing structures exhibit with detailed information about each of the existing structures: date when structure was built, building permit number (if available), (2nd Request)
6. Submit building permits, assessor's blanks, floor plans, and elevations for all structures (to remain AND to be removed) within the property site. (2nd Request)

Tentative Map and Exhibit "A" Holds:

1. Clearly delineate all zones, all plan categories, the Malibu Coastal Zone, and the Santa Monica Mountains North Area on the Tentative Map. Without this information, staff cannot complete the review of the proposed uses. This can be a separate exhibit, if necessary. (2nd request)
2. Show only existing structures on the Tentative Map. Show proposed structures and structures to remain on the Exhibit "A". (2nd request)
3. Label all existing structures on the Tentative Map as "To Remain" or "To Be Removed." One structure on Lot No. 10 is not labeled. (2nd request)
4. Also label the existing or proposed use that each existing or proposed has or will have. There are buildings shown on Lot Nos. 10, 11, and 28 (two buildings) for which the existing/proposed use is unclear.
5. Show net areas of all lots. (2nd request)
6. Show and label all existing and proposed fences and walls. Provide the heights of all existing and proposed fences and walls. Provide cross-sections of all existing and proposed retaining walls.
7. On page T-2, a proposed lot line is mislabeled as a "tract boundary." This isn't a tract boundary, so this label should either be removed or be changed to say "lot line."
8. On page T-3, Lot No. 22 is mislabeled. The label is within the boundary of Lot No. 28.

CUP Holds:

1. Previously, there was a request for a proposed restaurant/bar/cocktail lounge, but this use is no longer included in the application under the description of the CUP. It looks like the plans still show this as a proposed use. Revise the CUP application to list this use with the others that are proposed to be covered by the CUP. Also, if caretaker's units are proposed (Lots 10 and 11), this use needs to be added to the CUP request.
 2. Provide a breakdown of how much of the grading is required for the different parts of this project. In other words, how much grading is required for: the golf course, the new golf-related buildings, the bungalows, the Malibu Institutes, etc. (2nd request)
-

Parking Permit Holds:

- 1. Submit one copy of floor plans for all proposed and to remain structures and submit a copy of the occupancy load determination as calculated by Building & Safety. (2nd request)

Other Notes:

- 1. Project is subject to Green Building, LID, and Drought Tolerant Ordinances.

NOTE: Only complete submittals shall be accepted. Incomplete submittals will not be processed and will be disposed. Next submittal shall include 9 folded copies of tentative and exhibit map, open space exhibit, revised application, and one cover letter describing all changes made to the map.

PUBLIC HEARING ☐ Hearing Officer ☒ Regional Planning Commission

Newspaper: _____

Library: _____

COMMUNITY STANDARDS DISTRICTS (CSD): Section 22.44.133: Santa Monica Mtns North Area

☐ **TOWN COUNCIL**

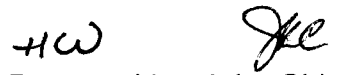
N/A

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

- (1) As previously requested, all lots shall have street frontage (Lots 1, 2, 3, 4 and 5) unless the Department of Regional Planning is prepared to recommend waiving such requirement to the Advisory Agency.
- (2) As previously requested, mitigate portions of the property with proposed improvement that are lying in and adjacent to the natural drainage courses and are subject to flood hazard. Please see attached Storm Drain and Hydrology review sheet (Comment 1) for comments and requirements.
- (3) As previously requested, an approved drainage concept, Standard Urban Stormwater Mitigation Plan (SUSMP), and Low Impact Development Plans (LID). Please see attached Storm Drain and Hydrology review sheet (Comments 2, 3, 4 and 5) for comments and requirements. The drainage concept, SUSMP and, LID shall be submitted directly to Public Works.
- (4) As previously requested, submit an engineering geology report. Please see attached Geologic and Soils Engineering review sheet (Comments 1, 3 and 5) for comments and requirements. The engineering report shall be submitted directly to Public Works.
- (5) As previously requested, submit a soil report. Please see attached Geologic and Soils Engineering review sheet (Comments 1, 2, 4 and 5) for comments and requirements. The soil report shall be submitted directly to Public Works.
- (6) As previously requested, obtain approval of a drainage concept, SUSMP, and LID from the Storm Drain and Hydrology Section. Please see attached Grading review sheet (Comment 2) for comments and requirements.
- (7) As previously requested, provide a grading exhibit. Please see attached Grading review sheet (Comment 3 and 5a) for comments and requirements.
- (8) As previously requested, all lots must have street frontage unless the Department of Regional Planning is prepared to waive such requirement to the Advisory Agency. Please see attached Road review sheet (Comment 1) for comments and requirements.

TENTATIVE MAP DATED 07-26-2012
EXHIBIT "A" MAP DATED 07-26-2012

- (9) As previously requested, an approved traffic study. Please see attached Road review sheet (Comment 2) for comments and requirements. The traffic study shall be submitted directly to Public Works for review and approval and a review fee is also required.
- (10) As previously requested, obtain approval from the Department of Public Health on the proposed decentralized sewer treatment system. The proposed system is not approved at this time. Please see attached Sewer review sheet (Comment 1) for comments and requirements.
- (11) As previously requested, submit Environmental Impact Report to Department of Regional Planning for distribution to affected County agencies. Please see attached Sewer review sheet (Comment 2) for comments and requirements.
- (12) A revised tentative map and a revised exhibit map are required to show the following additional items:
 - a. Provide a cross section on Encinal Canyon Road by showing the existing and proposed right of way widths and improvements. Dedicate right of way 40 feet from centerline along the property frontage on Encinal Canyon Road. Ten (10) feet of additional right of way is required along the property frontage.
 - b. As previously requested, show a north arrow for the Vicinity Map on page T-1.
 - c. Please see attached Grading review sheet (Comment 1, 2, 4 and 5) for comments and requirements.
 - d. Please see attached Road review sheet (Comment 3) for comments and requirements.
 - e. Please see attached Sewer review sheet (Comment 3) for comments and requirements.


Prepared by John Chin
Tr71735L-rev1.doc

Phone (626) 458-4918

Date 08/21/2012



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
ENGINEERING AND SURVEY BRANCH
STORM DRAIN AND HYDROLOGY SECTION

TRACT MAP NO. 71735

TENTATIVE MAP DATED 07/26/2012
EXHIBIT MAP 07/26/2012

Approval and clearance of the tentative map is subjected to compliance with the following **drainage** comments:

- ☒ 1. Mitigate portions of the property with proposed improvement that are lying in and adjacent to the natural drainage courses and are subject to flood hazard.
- ☒ 2. A Standard Urban Stormwater Mitigation Plan (SUSMP) (as part of the drainage concept) is required prior to tentative approval of the map when any of the following conditions exist:
 - Any restaurant facility that sells prepared foods and drinks for consumption;
 - Parking lot with 5,000 square feet or more of surface area or with 25 or more parking spaces;
 - Redevelopment projects (creation, addition, or replacement of 5,000 square feet of impervious surface area;
 - Location within or directly adjacent to or discharging directly to an environmentally sensitive area if the discharge is likely to impact a sensitive biological species or habitat and the development creates 2,500 square feet or more of impervious surface.
 - 100,000 or more square-feet of impervious surface in industrial/commercial development.
- ☒ 3. A Low Impact Development Plans (LID) (as part of the drainage concept) is required prior to the tentative approval of the map.
 - Per County Code Section 12.84.460 comply with LID requirements and provide calculations in accordance with the Low Impact Development Standards Manual which can be found at http://dpw.lacounty.gov/wmd/LA_County_LID_Manual.pdf
- ☒ 4. Prior to tentative map approval for drainage, submit a drainage concept showing the extent of drainage impacts and provide mitigation acceptable to the County. The analysis should address increases in runoff, any change in drainage patterns, debris producing areas, and the capacity of existing storm drain facilities. Provide line identification of all proposed drainage facilities. Preliminary soils and geology reports related to debris, retention, and detention basins may be required based on geographic and adverse geotechnical conditions. Provide engineering calculations to support sizing of debris, retention, and detention basins. Provide approximate flood hazard and bank erosion setbacks and lot identifications (as needed). Show slopes for existing and proposed streets. Provide a drainage/grading covenant for any offsite work.



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
ENGINEERING AND SURVEY BRANCH
STORM DRAIN AND HYDROLOGY SECTION

- ☒ 5. Comply with Interim Peak Flow Policy, adopted by the Regional Water Quality Control Board February 1, 2005. The Peak Flow Standard shall require that all post-development runoff from a 2-year, 24-hour storm shall not exceed the pre-development peak flow rate, burned, from a 2-year, 24-hour storm. The Peak Flow Standard shall also require that post-development runoff from the 50-year capital storm shall not exceed the pre-development peak flow rate, burned and bulked, from the 50-year capital storm

* Effective July 30, 1999 all development projects shall comply with Standard Urban Stormwater Mitigation Plans (SUSMP) requirements. For information see SUSMP web page address: <http://888cleanla.com>. The first 0.75 inches of stormwater runoff volume from the site must be treated prior to discharge into stormwater conveyance system.

Reviewed by

Date

8/14/12

Phone

(626) 458-4921

P:\ldpub\SUBPCHECK\Tentative Map Review (121707).doc

**County of Los Angeles Department of Public Works
 GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
 GEOLOGIC AND SOILS ENGINEERING REVIEW SHEET
 900 So. Fremont Ave., Alhambra, CA 91803
 TEL. (626) 458-4925**

DISTRIBUTION

____ Geologist
 ____ Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE TRACT MAP _____ 71735
 SUBDIVIDER _____ Malibu Associates LLC
 ENGINEER _____ RCE Consultants
 GEOLOGIST _____
 SOILS ENGINEER _____

TENTATIVE MAP DATED _____ 7/26/12 (Revision and Exhibit)
 LOCATION _____ Malibu
 REPORT DATE _____
 REPORT DATE _____

The Regional Planning Commission, developer, and engineer are advised that:

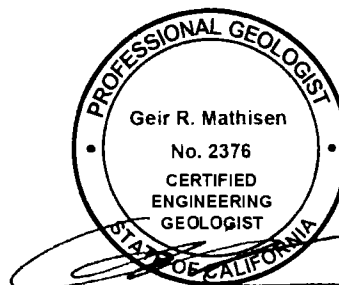
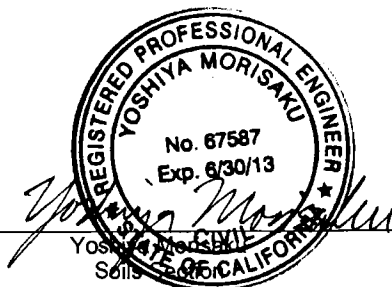
PRIOR TO RECOMMENDING APPROVAL OF THE TENTATIVE TRACT OR PARCEL MAP:

As previously requested (Geologic and Soils Engineering Review Sheet dated 10/5/11):

1. Provide an engineering geology and soils engineering report, with sufficient subsurface exploration data, pertinent test results and analyses, which addresses and evaluates the site and the proposed development. The report must comply with the provisions of **"Manual for Preparation of Geotechnical Reports"** prepared by County of Los Angeles, Department of Public Works. The Manual is available on the Internet at the following address: <http://dpw.lacounty.gov/gmed/manual.pdf>
2. Provide chemical test results (sulfate, chloride, resistivity, etc.) for the on-site soils to address the presence of chemicals deleterious to construction materials and utility lines. Recommend mitigation as necessary.
3. Show the following on the geotechnical map:
 - a. Existing and proposed grades.
 - b. Approximate limits and depth of removal and recompaction of unsuitable soils, if applicable.
 - c. Location of "Restricted Use Areas", if applicable.
4. The soils engineer must sign, stamp, and indicate the date of registration expiration on the soils report and all addenda. Original manual signature and wet stamp are required.
5. Effective August 1, 2006, all geotechnical reports submitted for review must include an electronic copy of the report on a CD in Adobe® Portable Document Format (PDF). The electronic version shall include an electronically generated representation of the licensee's seal, signature, and date of sealing or signing. This project cannot be approved until this requirement has been met. The submittal in response to this review must include a CD containing an electronic version of the original report and the supplemental report in response to this review.

NOTE: Provide a copy of this review sheet with your resubmittal.

Prepared by



Geir Mathisen
 Geology Section

Date 8/20/12

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

As previously requested,

1. A revised tentative map is required to show the following additional items:
 - a. Provide and dimension all slope set back as required per grading ordinance (J108) especially for the private driveway and fire lane on lot No. 1 (esp. on the southerly portion on Trancas Lake driveway at the tract boundary between lot Nos. 24 & 25).
 - b. Specify all proposed slope angle/ratio of all cut and fill slopes, show location of daylight line, and indicate proposed cut and fill slope areas on plans by shading.
 - c. Indicate maintenance responsibilities for all drainage devices. Clarify General Note No. 5 "drainage lines". Should they be drainage facilities?
 - d. Benches and interceptor drains maybe required for the uncertified fill area per grading code
 - e. Delineate the limits of the entire fire lane, including any turn around areas required by the fire department, limits of grading, longitudinal grades, pavement dimension, and centerline curve data (esp. for the bulb located southerly of the clubhouse).
 - f. Clarify Encinal Canyon Road right-of-way dimension shown on the tentative map (T-2) and the proposed entry details (E/-).
 - g. Revise the General Note No. 3 on sheet T-2 to "Pad elevation may change +/- 3' when mass grading plans are submitted.
 - h. Indicate the Earthwork Quantities of 120,000 cubic yards will be balanced on site.

2. A revised exhibit map is required to show the following additional items:
 - a. Clearly callout all pad elevations for all proposed rough grading and finished floor elevations for all proposed precise grading. Provide cross-section details to clarify.
 - b. Provide and dimension all slope set back as required per grading ordinance (J108) especially for the private driveway and fire lane on lot No. 1 (esp. on the southerly portion on Trancas Lake driveway at the tract boundary between lot Nos. 24 & 25).
 - c. Specify all proposed slope angle/ratio of all cut and fill slopes, show location of daylight line, and indicate proposed cut and fill slope areas on plans by shading.
 - d. Indicate maintenance responsibilities for all drainage devices.
 - e. Benches and interceptor drains maybe required for the uncertified fill area per grading code
 - f. Delineate the limits of the entire fire lane, including any turn around areas required by the fire department, limits of grading, longitudinal grades, pavement dimension, and centerline curve data (esp. for the bulb located southerly of the clubhouse).
 - g. Add the General Note - "Pad elevation may change +/- 3' when mass grading plans are submitted.
 - h. Indicate the Earthwork Quantities of 120,000 cubic yards will be balanced on site.
3. Approval of the latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP)/Low Impact Development (LID) plan by the Storm Drain and Hydrology Section of Land Development Division.
4. Provide a grading exhibit to demonstrate compatibility of the proposed grading and driveway grades with the future construction and/or widening of Encinal Canyon Road to its ultimate width, including any sidewalk or parkway grading as necessary. Compatibility of proposed grading shall be demonstrated to the satisfaction of Public Works.

5. A breakdown of earthwork volumes should be shown on the map if phased grading is proposed. Earthwork quantities performed with each unit phase should be consistent with, and considered a fraction of, the overall proposed earthwork quantity for the entire tract. Construction staging or phased grading should also be addressed through the CEQA document associated with the project.



Name Tony Hui Date 08/20/2012 Phone (626) 458-4921
P:\ldpub\SUBPCHECK\Grading\Tentative Map Reviews\Templates\TR 71735 rev 1.doc

TENTATIVE MAP DATED 07-26-2012
EXHIBIT MAP DATED 07-26-2012

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

- (1) All lots must have street frontage unless the Department of Regional Planning (DRP) is prepared to waive such requirement to the Advisory Agency. Submit evidence of DRP's concurrence that street frontage can be waived. If the request is not granted, the subdivider shall revise the tentative map to provide a private and future street (commensurate with public standards) to serve each lot.
- (2) As previously requested, an approved traffic study is required per the attached memoranda/letter dated 10-03-2011 prior to tentative map approval. The traffic study shall be submitted directly to Public Works for review and approval and a review fee is also required. Based on the approved traffic study, a revised tentative map and/or conceptual striping plan may be required. For additional information, please contact Jeff Pletyak at (626) 300-4721 of our Traffic and Lighting Division.
- (3) A revised tentative map is required to show the following additional items:
 - a. As previously requested, show the required 20 feet minimum setback of the raised median nose beyond the right of way off Encinal Canyon Road.

TENTATIVE MAP DATED 07-26-2012
EXHIBIT "A" MAP DATED 07-26-2012

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. The proposed decentralized sewer treatment system is not approved at this time. The use and installation of a private sewage treatment system must be approved by the Department of Public Health. Please call (626)430-5382 for additional information and requirements.
2. We recommend submitting Environmental Impact Report to Department of Regional Planning for distribution to affected county agencies.
3. A revised tentative map is required to show the following additional items:
 - a. If the existing structures are to remain, show locations of existing sewer laterals to the existing buildings. Sewer lateral to the existing building must be with the same lot as the building it serves; otherwise, it shall be relocated to the same lot.
 - b. Show how each lot is served by sewer.


Prepared by Tony Khalkhali
tr71735s-rev1.doc

Phone (626) 458-4921

Date 08-20-2012


COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION

Page 1/1

TRACT NO. 71735 (Rev.)

TENTATIVE MAP DATED 07-26-2012
EXHIBIT "A" MAP DATED 07-26-2012

- If this recommendation of disapproval is changed to a recommendation of approval based on additional information, the following reports would be recommended for inclusion in the conditions of tentative approval:


Prepared by John Chin
Tr71735L-rev1.doc

Phone (626) 458-4918

Date 08/21/2012

The following reports consisting of ___ pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.


6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. Quitclaim or relocate easements running through proposed structures.
8. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
9. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, etc., in documents over the common private driveways to the satisfaction of Public Works.
10. Remove existing buildings prior to final map approval. Demolition permits are required from the Building and Safety office.
11. If unit filing occurs, reserve reciprocal easements for drainage, ingress/egress, utilities, and maintenance purposes, etc., in documents over the private driveways and delineate on the final map to the satisfaction of Public Works.
12. The boundaries of the unit final maps shall be designed to the satisfaction of the Departments of Regional Planning and Public Works.
13. The first unit of this subdivision shall be filed as Tract No. 71735-01, the second unit, Tract No. 71735-02, and the last unit, Tract No. 71735.
14. The street frontage requirement for Lots #1, #2, #3, #4 and #5 needs to be waived by the Advisory Agency.
15. Show open space lots on the final map and dedicate residential construction rights over the open space lots.
16. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 71735 (Rev.)

Page 3/3

TENTATIVE MAP DATED 07-26-2012
EXHIBIT "A" MAP DATED 07-26-2012

17. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
18. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
19. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.


Prepared by John Chin
Tr71735L-rev1.doc

Phone (626) 458-4918

Date 08/21/2012

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – ROAD
TRACT NO. 71735 (REV.)
CUP 2011-00122

Page 1/1

TENTATIVE MAP DATED 07-26-2012
EXHIBIT MAP DATED 07-26-2012

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Dedicate right of way 40 feet from centerline along the property frontage on Encinal Canyon Road. 10 feet of additional right of way is required along the property frontage.
2. Set back the raised median nose in the private driveway a minimum 20 feet beyond the right of way off Encinal Canyon Road to the satisfaction of Public Works.
3. The request to waive street frontage is subject to approval by the advisory agency. If not waived, the subdivider shall revise the tentative map and provide street frontage to every parcel to the satisfaction of Public Works.
4. Comply with the mitigation measures identified in the attached _____ memoranda/letter from our Traffic and Lighting Division to the satisfaction of Public Works.

PC

Prepared by Patricia Constanza
tr71735r-rev1


Phone (626) 458-4921

Date 08-20-2012

TENTATIVE MAP DATED 07-26-2012
EXHIBIT MAP "A" DATED 07-26-2012

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all lots in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each lot.
3. If necessary, install off-site water mainline to serve this subdivision to the satisfaction of Public Works.
4. Depict all line of sight easements on the landscaping and grading plans.
5. If needed, easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
6. Submit landscape and irrigation plans for each lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.
7. If recycled water is available, the irrigation systems shall be designed and operated in accordance with all local and State Codes as required per Section 7105.6.3 Chapter 71 of Title 26 Building Code.


Prepared by Tony Khalkhali
tr71735w-rev1.doc

Phone (626) 458-4921

Date 08-20-2012



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision No: TR 71735 Map Date: July 26, 2012

C.U.P. _____ Vicinity _____

- ☐ **FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- ☒ Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Fire Code, which requires all weather access. All weather access may require paving.
- ☒ Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- ☒ Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- ☒ The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- ☒ Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- ☒ This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to Tentative Map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- ☒ Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- ☐ Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- ☐ The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- ☐ These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- ☐ The Fire Department has no additional requirements for this division of land.

Comments: **The Fire Department does NOT recommend approval of this project as presently submitted. See additional sheet for specific holds and requirements.**

By Inspector: Juan C. Padilla Date August 23, 2012

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNICORPORATED

Subdivision No: TR 71735 Map Date: July 26, 2012

Revised Report _____

- ☐ The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- ☒ The required fire flow for public fire hydrants at this location is **3000** gallons per minute at 20 psi for a duration of **3** hours, over and above maximum daily domestic demand. **2** Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- ☐ The required fire flow for private on-site hydrants is _____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing _____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- ☒ Fire hydrant requirements are as follows:
- Install **TBD** public fire hydrant(s). Upgrade / Verify existing **1** public fire hydrant(s).
- Install _____ private on-site fire hydrant(s).
- ☒ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
- ☒ Location: As per map on file with the office.
- ☐ Other location: _____
- ☒ All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- ☐ The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- ☒ Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- ☐ Hydrants and fire flows are adequate to meet current Fire Department requirements.
- ☒ Fire hydrant upgrade is not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: **Submit an original fire flow availability form, FORM 196, to our office for review prior to Tentative Map clearance. Additional fire hydrants will be required, location to be determined upon approved access. The required fire flow maybe reduced once information on the buildings square footage and the construction types is provided.**

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Juan C. Padilla Date August 23, 2012

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

LAND DEVELOPMENT UNIT REQUIREMENTS

ADDITIONAL PAGE

Subdivision No: TR 71735 Map Date: July 26, 2012

TENTATIVE MAP HOLDS

- 1 Provide a minimum unobstructed width of 26 feet, clear to the sky, Private Driveway and Fire Lane for the proposed Bungalow structures. Indicate compliance on the Tentative/Exhibit Map.
- 2 Provide a minimum unobstructed width of 28 feet, clear to the sky, Private Driveway and Fire Lane for the proposed Clubhouse and Pro Shop structures. Indicate compliance on the Tentative/Exhibit Map.
- 3 Approved Fire Department access shall be extended to within 150ft to all exterior walls of all structures. Indicate compliance on the Tentative/Exhibit Map for the following proposed structures: Malibu Institute, Clubhouse, and Pro Shop.
- 4 The access adjacent to the proposed Maintenance Building shall be labeled as Private Driveway and Fire Lane to comply with the 150 feet access to all exterior wall of the structure. Indicate compliance on the Tentative/Exhibit Map.
- 5 All proposed turnarounds, roundabouts, and turn with the approved fire apparatus access shall be designed to the Fire Department's specification. Provide dimensions of all turns on the Tentative/Exhibit Maps.
- 6 Some examples of the proposed Permeable Pavers as indicated on page S 27-A of the Exhibit Map are not acceptable by the Fire Department. Provide information or specification of the proposed pervious pavers for this development as indicated on the access cross sections for review and acceptance prior to the Tentative Map clearance. All Fire Department apparatus access shall provide an all weather access surface, pavers will be accepted if the weight capacity will support a live load of 75,000 pounds.
- 7 The phasing map shall be reviewed and accepted by the Fire Department prior to Tentative Map clearance.
- 8 Submit a fire flow availability form or a water availability study from the Las Virgenes Municipal Water Company for review prior to Tentative Map clearance. The required fire flow will be determined based on the total square footage of the largest proposed structure and construction type.

TENTATIVE MAP – CONDITIONS OF APPROVAL

- 1 The proposed new Helipad location has been approved by the Fire Department. Prior to construction and operation of the Helipad, contact the Fire Department's Air and Wildland Division at (818) 890-5780 for requirements and maintenance procedures.
- 2 Submit the construction plans for the proposed Solar Shade Structures within the parking lot to the Fire Department's Engineering Building Plan Check Unit for review and approval prior to installation.

By Inspector: Juan C. Padilla Date: August 23, 2012

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map # **71735** DRP Map Date: **07/26/2012** SCM Date: **08/30/2012** Report Date: **08/23/2012**
Park Planning Area # **27A** **MALIBU** Map Type: **REV. (REV RECD)**

Total Units = Proposed Units + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.00
IN-LIEU FEES:	\$0

Conditions of the map approval:

The park obligation for this development will be met by:

This project is exempt from park obligation requirements because:

Non-residential subdivision.

Trails:

Comments:

The proposed project is The Malibu Institute, an educational retreat on a 650-acre property currently operated as the Malibu Golf Club.

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By:


James Barber, Land Acquisition & Development Section

Supv D 3rd
August 02, 2012 13:46:39
QMB02F.FRX



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Tentative Map # 71735	DRP Map Date: 07/26/2012	SMC Date: 08/30/2012	Report Date: 08/23/2012
Park Planning Area # 27A	MALIBU	Map Type: REV. (REV RECD)	

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

(P)eople x (0.003) Ratio x (U)nits = (X) acres obligation

(X) acres obligation x RLV/Acre = In-Lieu Base Fee

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.

Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units = Proposed Units + Exempt Units

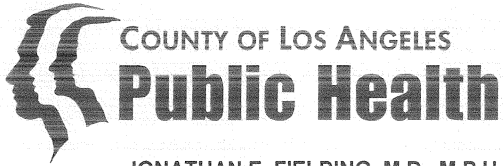
	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	2.67	0.0030	0	0.00
M.F. < 5 Units	2.03	0.0030	0	0.00
M.F. >= 5 Units	1.81	0.0030	0	0.00
Mobile Units	1.47	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.00

Park Planning Area = **27A MALIBU**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.00	\$306,067	\$0

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.00	0.00	0.00	0.00	\$306,067	\$0



JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JONATHAN E. FREEDMAN
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

JACQUELINE TAYLOR, REHS
Director of Environmental Protection Bureau

PATRICK NEJADIAN, REHS
Chief EHS, Land Use Program

KEN HABARADAS, M.S., REHS
Environmental Health Staff Specialist
Land Use Program
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5382 • FAX (626) 960-2740

www.publichealth.lacounty.gov



BOARD OF SUPERVISORS

Gloria Molina
First District

Mark Ridley-Thomas
Second District

Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

Tract Map No. 071735

Vicinity: Malibu

Tentative Tract Map Date: July 26, 2012 (1st Revision)

The Los Angeles County Department of Public Health – Environmental Health Division cannot recommend approval of **Vesting Tentative Tract Map 071735** until the requirements listed on the attached reports have been addressed:

Prepared by: Ken Habaradas

Phone No: (626) 430-5382

Date: August 22, 2012

COUNTY OF LOS ANGELES ♦ DEPARTMENT OF PUBLIC HEALTH

ENVIRONMENTAL HEALTH ♦ LAND USE PROGRAM

5050 Commerce Drive, Baldwin Park, CA 91706

Date: August 22, 2012

Page 1 of 1

Map No. TR 071735

Map Date: July 26, 2012

The Land Use Program cannot recommend approval of this map until the following issue has been addressed:

The project is proposing the use of a Recycled Water Treatment System to serve the wastewater disposal needs of the project. The proposed Recycled Water Treatment System would include a network of septic tanks and holding reservoirs, a water reuse reservoir and an At-Grade or above-ground dispersal system (landscape irrigation) for the disposal of effluent wastewater.

The Los Angeles County Plumbing Code does not permit nor recognize the use of At-Grade or above ground dispersal systems as acceptable methods of wastewater disposal. In order for the Department to recommend approval of this project, the applicant shall comply with one of the following options:

1. Obtain an approval from the Los Angeles Regional Water Quality Control Board for the design and operation of the proposed wastewater treatment system. Note that use of recycled water for irrigation purposes must be approved by Public Health's Cross Connection and Water Pollution Control Program.
2. Connect to an approved public sanitary sewer.
3. Construct a code compliant on-site sewage disposal system which would include a septic tank with a properly designed subsurface dispersal system.

If on-site wastewater treatment systems (OWTS) with subsurface dispersal are proposed, the applicant must submit a preliminary feasibility report to the Land Use Program for review and approval. The preliminary feasibility report shall be prepared in conformance with the requirements outlined in the Department's "Onsite Wastewater Treatment System (OWTS) Guidelines." The report shall include a soil profile excavation, exploratory boring to determine the historic and seasonal high groundwater mark and presence of subsurface water, and percolation testing to substantiate the feasibility of installing OWTS on the development area. Testing shall be conducted in an area likely to be utilized as a disposal field.

Note: The design and installation of OWTS shall conform to the requirements of this Department and other applicable regulatory agencies.

Note: If a public sewer connection is available within 200 feet of any part of the proposed building or exterior drainage, all future drainage and piping shall be connected to such public sewer.

For questions regarding the above requirements, please contact Patrick Nejadian at (626) 430-5390.